

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 regular meeting of the Board of Supervisors of the Heritage Harbour South Community Development District was held on **Thursday, July 18, 2013 at 5:00 p.m.** at the Comfort Inn Bradenton located at 580 66th Street Court East, Bradenton, Florida 34243.

Present and constituting a quorum were:

Joyce Sandy	Board Supervisor, Chairman
Michelle Patterson	Board Supervisor, Vice Chairman
Richard Lane	Board Supervisor, Asst. Secretary
Wm. Lee Bettes	Board Supervisor, Asst. Secretary
Joseph Jaudon	Board Supervisor, Asst. Secretary <i>(via speakerphone)</i>

Also present were:

Greg Cox	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson & Cohen
Rick Schappacher	District Engineer; Schappacher Engineering
Brett Sealy	Bond Underwriter; MBS Capital Markets <i>(via speakerphone)</i>
Robbie Cox	Dir. of Financial Planning & Compliance; Rizzetta & Company

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

Mr. Cohen asked that the Board take a formal action to give Mr. Jaudon authorization to vote on items while participating via speakerphone.

On a Motion by Mr. Lane, seconded by Ms. Patterson, with all in favor, the Board authorized Mr. Jaudon to vote on items under Board consideration while participating by speakerphone for the Heritage Harbour South Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments from the audience.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held June 20, 2013

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on June 20, 2013 to the Board for consideration. Mr. Cohen noted a typographical error in the sixth order of business.

On a Motion by Mr. Bettes, seconded by Ms. Patterson, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held June 20, 2013 as amended for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for June 2013

Mr. Cox presented the Operation & Maintenance expenditures for June 2013 to the Board for approval. Ms. Sandy asked staff to double-check one payment of \$925.75 to Harlee & Bald, P.A. to ensure the amount had not been previously paid. Ms. Patterson asked staff to research other suitable newspapers in the area to see if cheaper rates are available.

On a Motion by Ms. Sandy, seconded by Mr. Lane, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for June 2013 totaling \$57,597.87 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Stoneybrook HOA Update

Stoneybrook HOA representative Tom Bakalar spoke to the Board on a number of issues. He addressed the turnover of the HOA from Lennar Homes, the developer, to the homeowners; the need for improved communication between the HOA and the District; and his request that any decision to turn over operational control of the gates be based on more than financial considerations.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

No one was present from the Lighthouse Cove HOA to speak to the Board.

SEVENTH ORDER OF BUSINESS

Golf Course Update

Chris Brandt was present to speak to the Board with regard to the golf course. He expressed his appreciation for the improved procedural process and noted four issues he requested be addressed in the future: timelines for relationship issues, boundaries, maintenance of pond banks, and mutual access to the golf course.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen had no additional information to present.

B. District Engineer

Mr. Schappacher opened discussion about Lennar's request for approval of a curb cut to accommodate the installation of a new master lift station within the community. The Board requested that consideration of the item be postponed until the next meeting so that more information could be obtained.

C. Operations Report

Eco Consultants, Inc. supervisor Don Adkins was present to address operational issues with the Board, noting that Eco Consultants has worked with the District since 2011. He discussed a concern with dumping of landscaping rubbish in the community which is contributing to storm drain system blockages in areas, as well as dumping of "doggie bags" and newspaper bags which is also contributing to blockages, and advised that his staff recently worked to clear blockages during recent heavy rains. Mr. Adkins also spoke to issues of undesirable plants growing in the wetland areas. In response to Board member questions Mr. Adkins explained the history of previous plantings and how he is currently having new plants grown to replace some that died; he estimated the new plants should be ready by the end of July or first part of August. The Board also discussed the issues with drainage at golf course hole #6. Mr. Adkins indicated he would be able to attend future meetings if needed.

Following Mr. Adkins, Larry Eichert was given time to discuss some planting issues with the Board.

D. District Manager

Mr. Cox confirmed that the next meeting, which will include the public hearing on final budget approval, is scheduled to be held on August 15, 2013 at 6:00 p.m. at the Comfort Inn Bradenton.

NINTH ORDER OF BUSINESS

Bond Issue Update

Mr. Sealy provided an update and answered questions from the Board related to the closing of the bond refinancing efforts.

TENTH ORDER OF BUSINESS

Consideration of Letter of Engagement

Mr. Cox presented a letter of engagement from Robbie Cox of Rizzetta & Company for

bond financing work to the Board for consideration.

On a Motion by Ms. Sandy, seconded by Mr. Bettes, with all in favor, the Board approved the letter of engagement for bond financing work from Rizzetta & Company for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Final Assessment
Methodology**

Mr. Robbie Cox presented his final assessment methodology report to the Board and reviewed it for them.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2013-13,
Setting Forth Terms of Capital
Improvement Revenue Refunding Bond
Series 2013A-1 and 2013A-2**

Mr. Cohen presented Resolution 2013-13 to the Board, explained the purpose of the resolution and reviewed its contents.

On a Motion by Mr. Lane, seconded by Mr. Patterson, with all in favor, the Board of Supervisors approved Resolution 2013-13, Setting Forth Terms of Capital Improvement Revenue Refunding Bond Series 2013A-1 and 2013A-2, for the Heritage Harbour South Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Rules of Procedure

The Board briefly discussed the rules of procedure as presented but postponed formal consideration of them until the next meeting.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Traffic Workshop

Mr. Lane opened the discussion by recommending that instead of having a workshop, the Board should consider taking the following actions:

1. Change all speed limits inside Stoneybrook and Lighthouse Cove to 25 m.p.h.
2. Change all speed limits outside of Stoneybrook and Lighthouse Cove to 30 m.p.h. except the areas near parks and such, where 25 m.p.h. would be appropriate.
3. Inspect and replace all worn and faded "STOP" signs.
4. Purchase at least two radar speed signs (solar-powered, if possible) to place in the community.
5. Repaint road stripes/lines as required.
6. Generally increase signage throughout the community.
7. Implement the above items in the next fiscal year, versus the current fiscal year.

The Board's guidance to staff was to gather cost estimates for these items.

(At 6:55 p.m. the Board recessed the meeting for five minutes.)

FIFTEENTH ORDER OF BUSINESS

**Discussion Regarding CDD and HOA
Asset Management**

Mr. Cox presented and reviewed the assessment report which addresses the maintenance agreement with Stoneybrook HOA. After discussion the Board directed staff to obtain the Envera contract and landscaping contract from the HOA and to seek additional information. The Board also directed that all District contracts be posted on the District's website.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Qualifications for District
Engineer**

The Board postponed this item until the next meeting.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Lane requested email response from Mr. Cox.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bettes, seconded by Mr. Lane, with all in favor, the Board adjourned the meeting at 7:30 p.m. for the Heritage Harbour South Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman