

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, February 4, 2014 at 6:00 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

Joyce Sandy	Board Supervisor, Chairman
Michelle Patterson	Board Supervisor, Vice Chairman
Richard Lane	Board Supervisor, Asst. Secretary
W. Lee Bettes	Board Supervisor, Asst. Secretary
Joseph Jaudon	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
Tyree Brown	Operations Manager; Rizzetta & Company

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Mary Ann Helm of 8754 Stone Harbour Loop asked for information regarding maintenance of the preserve (conservation area) behind her house.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Meeting Held Jan. 16, 2014**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on January 16, 2014 to the Board for consideration.

On a Motion by Mr. Bettes, seconded by Ms. Sandy, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held January 16, 2014 as presented for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for Jan. 2014

Mr. Cox presented to the Board for ratification the Operation & Maintenance expenditures for January 2014 totaling \$28,800.00, the invoices of which had been processed and paid prior to the last Board meeting.

Discussion was held regarding Eco Consultants invoices for wetland maintenance and the fact that aquatic plants which were supposed to be replaced have not been. The Board asked staff to develop a timeline of when Eco Consultants' last maintenance events were conducted and when the company's invoices were submitted and paid. They also requested information regarding what work was done during those events.

On a Motion by Mr. Bettes, seconded by Ms. Sandy, with four in favor and one (Mr. Jaudon) opposed, the Board of Supervisors ratified the Operation & Maintenance Expenditures for January 2014 in the amount of \$28,000.00 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Invoices for Jan. 2014

Mr. Cox presented the January 2014 Operation & Maintenance unpaid invoices totaling \$17,782.61 to the Board for consideration. Discussion was held and the Board approved all invoices except Truscapes' invoice #32028 in the amount of \$1,988.00 for cleanup after a water main repair. Staff was asked to obtain additional information regarding the specifics and justification of the high cost of the bill.

On a Motion by Ms. Patterson, seconded by Mr. Bettes, with four in favor and one (Mr. Jaudon) opposed, the Board of Supervisors approved the January 2014 Operation & Maintenance Expenditures in the amount of \$17,782.61 minus the Truscapes invoice #32028 for \$1,988.00 for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

HOA Updates

Tom Bakalar, Board president of Stoneybrook HOA, presented a letter from the HOA regarding their interest in meeting with the CDD to resolve issues.

No other HOA representatives were present to provide updates.

SEVENTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

No representative of Lighthouse Cove HOA was present to provide an update.

EIGHTH ORDER OF BUSINESS

Golf Course Update

Chris Brandt of the Stoneybrook Golf Club indicated he had no update to present.

NINTH ORDER OF BUSINESS

Staff Reports – Part I

A. Operations Reports

Josh McGarry of Aquatic Systems provided an update of ongoing maintenance and status of lakes and wetlands. He noted that wetland area BB7 in the center of the District seems to be a major source of the water lettuce in other areas of the community and that it is being treated. Mr. McGarry also provided information regarding the amount of Brazilian pepper trees in the District and what they are doing to treat them.

Mr. Bettes asked for information regarding the work being done toward trash collection efforts and clearing around storm water weirs.

B. District Counsel

Mr. Cohen had no additional information to report nor did the Board have any questions.

C. District Engineer

Mr. Schappacher provided an update of ongoing projects including storm water culvert repairs, installation of radar signs, speed limit sign adjustment and sidewalk repairs. He asked the Board for guidance regarding installation of “No Outlet” signs and advised them of the \$700.00 cost for sign posts. The Board asked for that item to be postponed.

Mr. Lane requested that future District Engineer reports be included in the agenda packet and not handed out at meetings.

D. District Manager

Mr. Cox confirmed the next regularly scheduled meeting will be held at 6:00 p.m. on March 4, 2014 at the Stoneybrook Golf Club.

i. Financial Summary

Mr. Cox provided a summary of the unaudited monthly financial statements as of December 31, 2013 for the Board.

Mr. Lane requested that future financial statement summary reports be included in the agenda packet and not handed out at meetings.

TENTH ORDER OF BUSINESS

**Discussion of Stoneybrook Landscape &
Irrigation Contract**

Mr. Cox and Mr. Brown presented a scope of work for the landscape and irrigation maintenance of five medians and ten cul-de-sac circles located within Stoneybrook along with a quote from Truscapes to perform that scope of work should Board choose to proceed. The Board discussed the scope of work and the various options available to them relative to the work.

Mr. Bettes made a motion to form a landscape and irrigation committee; the motion was not seconded and therefore failed.

Ms. Sandy made a motion to send the scope of work back to Truscapes to obtain a lower price quote and Mr. Jaudon seconded the motion but after Board discussion the motion was withdrawn.

Further discussion ensued. The Board directed staff to prepare a memorandum of its current intentions during the upcoming budget season to plan for a separation of the five District-owned medians and ten cul-de-sac circles from the current HOA-managed landscape and irrigation contract with a tentative start date of January 1, 2015 as well as the expectation that the Stoneybrook HOA will amend its contract accordingly to subtract the cost of maintaining those areas.

On a Motion by Mr. Lane, seconded by Ms. Patterson, with four in favor and one (Mr. Bettes) opposed, the Board authorized staff to notify the Stoneybrook HOA of the District's intentions to incorporate into the CDD Fiscal Year 2014-2015 budget funds for the purpose of contracting for landscape and irrigation maintenance of the five District-owned medians and ten District-owned cul-de-sacs within Stoneybrook beginning January 1, 2015 and to request that the HOA modify its landscape and irrigation contract to exclude those areas from their contract for the Heritage Harbour South Community Development District.

On a Motion by Mr. Bettes, seconded by Ms. Sandy, with four in favor and one (Mr. Lane) opposed, the Board approved the formation of a committee with the Stoneybrook HOA for the purpose of exploring options for landscape and irrigation maintenance for the Heritage Harbour South Community Development District.

At 8:00 p.m. the Board took action to extend the meeting time for an additional thirty minutes.

On a Motion by Ms. Sandy, seconded by Ms. Patterson, with three in favor and two (Mr. Lane and Mr. Bettes) opposed, the Board approved the extension of the meeting time, in accordance with Board Meeting Procedures, for an additional thirty minutes for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-04,
Amending Meeting Procedures**

Mr. Cox presented Resolution 2014-04 to the Board for consideration and explained the intent to amend the meeting procedures by restructuring the meeting agenda format.

Mr. Jaudon made a motion to strike Section 2.4 (“Compensation”) from the Procedures and authorize Board members to receive compensation each time a meeting is held regardless of that Board member’s attendance. The motion was not seconded and therefore failed.

Ms. Patterson made a motion to strike Section 2.5 (“Meeting Duration”) from the Procedures, removing the restriction of a time limit for meetings. The motion was not seconded and therefore failed.

On a Motion by Mr. Bettes, seconded by Mr. Lane, with all in favor, the Board adopted Resolution 2014-04, Amending Meeting Procedures, for the Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Lake #27 Bank Repair
Proposal**

Mr. Schappacher presented a proposal from Finn Outdoor for erosion damage repairs to lake #27 in the amount of \$1,050.00 to the Board for consideration. After review, the Board requested that the installation of rip rap be removed.

On a Motion by Mr. Bettes, seconded by Ms. Sandy, with all in favor, the Board approved the proposal from Finn Outdoor for erosion damage repairs to lake #27 in the amount of \$1,050.00 for the Heritage Harbour South Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion of Lake Bank Repair Litigation

Mr. Cohen provided the Board with a recent history of Board actions on the topic.

On a Motion by Mr. Bettes, seconded by Ms. Sandy, with all in favor, the Board postponed discussion of lake bank repair litigation until such time as the Board can obtain additional information from staff regarding other areas of work for the Heritage Harbour South Community Development District.

FOURTEENTH ORDER OF BUSINESS

Discussion of Lake Bank Projects

Mr. Cox opened for discussion the topic of options available for the Board to prioritize with regard to work on the lake banks. The Board directed staff to meet with Mr. Jaudon on site to examine the lake banks and other related areas before the Board continues.

FIFTEENTH ORDER OF BUSINESS

Discussion of Construction Vehicle Traffic

Mr. Cox introduced the topic for discussion and informed the Board that Tony Burdett of Lennar suggested that any resident seeing a construction vehicle operating on District roads should forward to him the name and number of the company/truck. After discussion the Board asked staff to prepare a formal letter to Mr. Burdett requesting assistance with keeping construction vehicles from using District roads.

SIXTEENTH ORDER OF BUSINESS


Board Liaison Project List Review

Ms. Patterson provided an update on the upcoming annual community rummage sale.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lane, seconded by Mr. Bettes, the Board of Supervisors' meeting was adjourned at 8:30 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman