

**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, December 19, 2013 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	<b>Board Supervisor, Chairman</b>
Michelle Patterson	<b>Board Supervisor, Vice Chairman</b>
Richard Lane	<b>Board Supervisor, Asst. Secretary</b>
Wm. Lee Bettes	<b>Board Supervisor, Asst. Secretary</b>
Joseph Jaudon	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company</b>
Andy Cohen	<b>District Counsel; Persson &amp; Cohen</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>

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**

Bob Ural spoke about commercial vehicles entering and exiting for the River Strand community and his belief that the drivers are confused by signage as they enter the District.

Ira Tropp also voiced concern about construction vehicles' use of the District roadways, which is causing pot holes and other damages.

The Board asked for the topic of construction vehicles using District roadways to be placed on the next agenda for discussion and that the developer be notified of the issue.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Meeting Held Nov. 21, 2013**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on November 21, 2013 to the Board for consideration.

On a Motion by Ms. Patterson, seconded by Mr. Jaudon, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held November 21, 2013 as presented for the Heritage Harbour South Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for Nov. 2013**

Mr. Cox presented the Operation & Maintenance expenditures for November 2013 totaling \$6,150.69 to the Board for ratification.

On a Motion by Mr. Lane, seconded by Ms. Patterson, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for November 2013 totaling \$6,150.69 for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**HOA Updates**

There were no HOA updates presented to the Board. The Board asked staff to contact HH Management to see if they can provide a list of all the various HOAs operating within the District.

**SIXTH ORDER OF BUSINESS**

**Lighthouse Cove HOA Update**

No update was provided.

**SEVENTH ORDER OF BUSINESS**

**Golf Course Update**

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

**EIGHTH ORDER OF BUSINESS**

**Staff Reports – Part I**

**A. District Counsel**

Mr. Cohen advised that the golf ball revenue agreement had been finalized and is in the process of being executed. He also indicated letters of demand had been presented to both Holland Tree Service and Morris-Riley for reimbursement for inadequate work performed on the banks of lake #34 and lake #12 and advised that to date he has received no response.

Discussion ensued. The Board considered the legal options available to the District. Audience member Trisha Burke asked if a permit for the work had been pulled. Chris Brandt advised that the decision to have the work done in the first place was made to shore

up the area and protect the assets of the greens. Discussion continued. The Board chose to proceed with a small claims court action.

On a Motion by Ms. Patterson, seconded by Mr. Jaudon, with four in favor and one (Mr. Bettes) opposed, the Board of Supervisors authorized staff to proceed with small claims court actions against Holland Tree Service and Morris-Riley for inadequate lake bank repair work for the Heritage Harbour South Community Development District.

**B. District Engineer**

Mr. Schappacher advised that the work on pond #27 has been completed. Ms. Sandy indicated that other areas adjacent to that pond were also in need of repair. Discussion ensued regarding the need for residents to be educated through CDD and HOA channels about taking action to stop the flow of water from their properties that is causing pond bank erosion.

Mr. Schappacher informed the Board that the "25 MPH" speed limit signs outside of the gates were relocated as directed and the striping in the first phase has been done. He also stated the two radar speed signs have arrived and action is being taken to identify where to place them, noting that the current speed signs are located too close to intersections for them to be useful and that new sign posts should be placed in locations that make the radar speed signs useful.

Mr. Schappacher also reported that he conducted a sidewalk inspection and found numerous areas where vegetation is overgrowing the walks; water is leaking from irrigation equipment, leading to stains and mold; tree roots are pushing up sidewalk panels; and there is a location where brick pavers had been installed but the paver height does not match that of the sidewalk, creating a hazard.

Additional discussion was held regarding removal of the "No Outlet" sign on Brookfield Terrace. Mr. Cox advised that staff is reviewing options for replacing the sign in a more useful location than it was before.

Mr. Bettes spoke about the storm drain pipes at lake #22 and the need to start addressing the transfer of property upon turnover from Lennar.

**NINTH ORDER OF BUSINESS**

**Continued Public Hearing on Adoption of  
Rules of Procedure & Meeting Procedures**

Mr. Cox explained the purpose of holding the public hearing and why the hearing was continued from the last meeting. Mr. Cox and Mr. Cohen then presented the updated rules of procedures and the meeting procedures for consideration, and Mr. Cox asked for a motion to open the public hearing portion of the meeting in order for the Board to receive any questions or comments from the audience.

On a Motion by Ms. Sandy, seconded by Mr. Lane, with all in favor, the Board opened the public hearing portion of the meeting for the Heritage Harbour South Community Development District.

As there were no questions or comments from the audience, Mr. Cox asked for a motion to close the public hearing portion of the meeting.

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

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-02,  
Adopting Rules of Procedure and Meeting  
Procedures**

Mr. Cox then presented Resolution 2014-02, Adopting Rules of Procedure and Meeting Procedures, to the Board for consideration and asked if the Board had any questions or comments. Mr. Lane asked to make some grammatical changes to the Meeting Procedures. Mr. Bettes had questions on some of the Rules of Procedure.

On a Motion by Ms. Patterson, seconded by Mr. Lane, with four in favor and one (Mr. Jaudon) opposed, the Board approved Resolution 2014-02, Adopting Rules of Procedure and Meeting Procedures as amended, for the Heritage Harbour South Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Lakes,  
Waterways & Wetlands Maintenance  
Contract**

Mr. Cox explained the informal process for requesting quotes from aquatic services providers and reviewed a summary of the quotes received. The vendors in attendance gave presentations on their respective companies' proposals to the Board and answered questions from the Board. Discussion ensued.

On a Motion by Mr. Jaudon, seconded by Mr. Lane, with four in favor and one (Mr. Bettes) opposed, the Board accepted the proposal from Aquatic Systems, Inc. and authorized the Chairman to execute the agreement with a start date of January 1, 2014 for the Heritage Harbour South Community Development District.

The Board requested that the contract be amended to specify the wet months (May – October) versus dry months, which concerns the number of maintenance services performed.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports – Part II**

**C. Operations Report**

Mr. Cox presented the operations report to the Board and explained the process by which it is produced in tandem with the vendors.

**D. District Manager**

Mr. Cox announced that the next regularly scheduled meeting will be held on January 16, 2014 at 6:00 p.m. at the Comfort Inn Bradenton and reviewed the unaudited financial summary balance sheet and budget sheets as of November 30, 2013 for the Board.

Mr. Cohen noted the two-hour meeting time limit was drawing near. Mr. Cox asked for a motion to extend the meeting for an additional thirty minutes so he could discuss the pond bank work with the Board.

On a Motion by Ms. Sandy, seconded by Ms. Patterson, with two (Ms. Sandy and Ms. Patterson) in favor and three (Mr. Bettes, Mr. Lane and Mr. Jaudon) opposed, the motion to extend the Board meeting for an additional thirty minutes for the Heritage Harbour South Community Development District failed by majority vote.

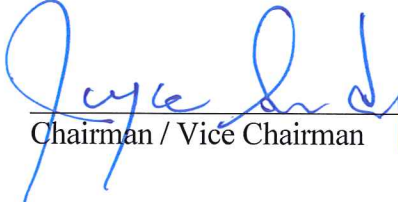
Mr. Cox asked the Board to review the project list and decide in what direction they want to go in tackling the different jobs, and to work on prioritizing the items to be done.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

As per the two-hour meeting time limit specified in the District's approved Meeting Procedures, the Board of Supervisors' meeting ended at 8:00 p.m. for the Heritage Harbour South Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman