

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, January 16, 2014 at 6:00 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
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

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

Glenn Oster voiced his concerns about speeding in the community and described how he was struck by a vehicle while riding his trike.

George Mosinskis shared his opinions about the need for improved relations between the CDD and the HOA; his wish to be active in the community; and the idea of Board members being willing to consider written comments when submitted by the public.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Meeting Held Dec. 19, 2013**

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Mr. Cox presented the minutes of the Board of Supervisors' meeting held on December 19, 2013 to the Board for consideration.

On a Motion by Mr. Lane, seconded by Mr. Jaudon, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held December 19, 2013 as presented for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

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

Mr. Cox presented the Operation & Maintenance expenditures for December 2013 totaling \$94,807.45 to the Board for ratification. Discussion ensued regarding the invoice payment process and subsequent ratification of payments. The Board members asked to see all invoices prior to payment. Mr. Bettes voiced his opinion that District Counsel should be utilized less frequently and that the Board should have more information as to how Mr. Cohen is being tasked.

On a Motion by Mr. Lane, seconded by Mr. Jaudon, with all in favor, the Board of Supervisors approved the amending of the agenda to allow the Board to consider changing the process of invoice approval for the Heritage Harbour South Community Development District.

On a Motion by Mr. Lane, seconded by Mr. Jaudon, with all in favor, the Board of Supervisors approved the requirement for Board approval of invoices prior to payment for the Heritage Harbour South Community Development District.

Mr. Cox asked for a motion from the Board to ratify the December 2013 expenditures. No motion was made and so the expenditures were not ratified.

FIFTH ORDER OF BUSINESS

HOA Updates

Tom Bakalar introduced himself as the new Board president of the Stoneybrook HOA and expressed his feeling that the CDD and the HOA should strive to work together. He also suggested a committee be formed for mutual communication and indicated that the draft maintenance agreement provided by District staff would be reviewed by the new HOA officers. The Board discussed Mr. Bakalar's comments and suggested that the Chairman would be the one to best represent the CDD Board in discussions with the HOA.

Ms. Patterson commented that so far she has counted at least 17 different associations within the District and is working to identify them all and reach out to their members.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

There was no Lighthouse Cove representative at the meeting to address the Board.

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 addressed the topic of the Board's previous decision to pursue small claims court action for improper repair of the two pond banks. He advised that research has revealed that the District will only be able to pursue one case as it is considered to be one wrongful act and explained to the Board the recovery limitations for utilizing small claims court or circuit court action. The Board asked staff to add the topic to the next meeting agenda for further discussion.

Mr. Cohen then provided the Board with information regarding ownership of Riverstrand's roadways and shared his opinion on the legalities of initiating a separate contract for landscape and irrigation maintenance of District properties within Stoneybrook HOA.

The Board discussed the landscape and irrigation contract issue and received comments from Llomell Llorca, president of Truscapes which is the current landscape contractor for Stoneybrook HOA. The Board asked staff to add to the next agenda the consideration of a scope of work and quote for a contract for the maintenance of District-owned cul-de-sac circles and medians within Stoneybrook.

B. District Engineer

i. Reclaimed Water Pipe Repair Update

Mr. Schappacher provided an update of the repair work required during the holidays on a cracked reclaimed water pipe inside Stoneybrook. The Board discussed at length the question of who owns the pipe and other items related to irrigation. Mr. Cohen discussed agreements regarding the provision of reclaimed water to the community. With regard to the cost of the repair work, the Board discussed several options and decided to proceed with paying the invoices.

<p>On a Motion by Mr. Bettes, seconded by Mr. Lane, with all in favor, the Board authorized staff to proceed with payment of Truscapes invoices for the reclaimed water main break repair and cleanup work for the Heritage Harbour South Community Development District.</p>

ii. Sidewalk Inspection Report & Budget

Mr. Lane asked that the topic be postponed but there was no approved motion to do so. Mr. Schappacher reviewed the summary of sidewalk repair proposals for the Board.

On a Motion by Mr. Bettes, seconded by Ms. Patterson, with all in favor, the Board accepted the proposal from Site Masters to perform sidewalk repairs identified by the District Engineer for the Heritage Harbour South Community Development District.

Mr. Schappacher described an area of depression which resulted from a hole in the side of a storm water inlet and presented a quote for repairs in the amount of \$969.00. Mr. Cox advised the Board he has an inquiry pending with Tony Burdett of Lennar Homes to see if he will take care of the repair costs. The Board proceeded to approve the proposal.

On a Motion by Mr. Bettes, seconded by Ms. Sandy, with all in favor, the Board accepted the proposal in the amount of \$969.00 for repairs to a storm water inlet hole for the Heritage Harbour South Community Development District.

Mr. Schappacher then advised he is gathering price information for the decorative poles required for installation of "NO OUTLET" signs in two locations and noted that currently the poles cost in excess of \$700.00. The Board postponed taking any action until more information and prices on the poles can be gathered.

C. Aquatic Services Report

Josh McGarry of Aquatic Systems, Inc. was present to review his latest aquatic services report for the Board. No formal Board action was required or taken.

D. District Manager

Mr. Cox presented Resolution 2014-03, Revising the Fiscal Year 2013/2014 Annual Meeting Schedule, to the Board for consideration. He advised that Ms. Sandy had researched available dates and times to hold District meetings at the Golf Club, should the Board wish to do so, and explained that the resolution would change the meetings to the first Tuesday of each month at 6:00 p.m. Brief discussion ensued.

On a Motion by Ms. Sandy, seconded by Mr. Bettes, with all in favor, the Board adopted Resolution 2014-03, Revising the Fiscal Year 2013/2014 Annual Meeting Schedule, for the Heritage Harbour South Community Development District.

Mr. Cox confirmed the next meeting will be held February 4, 2014 at the golf club and that notice of the new schedule will be published.

i. Operations Report

Due to time constraints, Mr. Cox presented the operations report to the Board for review and confirmed that it contains items that were shared with vendors and HOAs.

ii. Financial Summary

Due to time constraints, Mr. Cox advised the Board that the summary of unaudited financial statements as of December 31, 2013 was provided for their review and posted online.

NINTH ORDER OF BUSINESS

Discussion of District Garage Sale

Ms. Patterson advised that since the ballfields and the roadways belong to the CDD, she intends to proceed with a District-sponsored garage sale to be held in the recreation area and is coordinating efforts with the master association.

TENTH ORDER OF BUSINESS

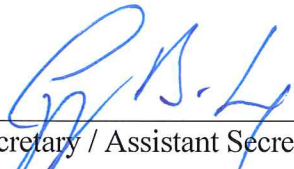
Board Liaison Project List Review

Due to time constraints Mr. Cox did not review the whole project list in detail at the meeting. It was agreed to review in further detail at the February meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Sandy, seconded by Mr. Jaudon, the Board of Supervisors' meeting was adjourned at 8:00 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman