

**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 public hearing and regular meeting of the Board of Supervisors of the Heritage Harbour South Community Development District was held on **Tuesday, August 5, 2014 at 6:00 p.m.** at the Stonybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

Joyce Sandy	<b>Board Supervisor, Chairman</b>
Richard Lane	<b>Board Supervisor, Asst. Secretary</b>
W. Lee Bettes	<b>Board Supervisor, Asst. Secretary</b>
Joseph Jaudon	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Michelle Patterson	<b>Board Supervisor, Vice Chairman</b> ( <i>via speakerphone</i> )
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**

George Mosinskis discussed the recent turnover of landscape maintenance oversight back to the HOA, indicating he feels the HOA should be considered a partner to the CDD and not a contractor and suggesting that a joint workshop be held for the two boards.

Purmod Jain expressed his concern regarding the growing weeds and brush around the pond behind his property.

Prior to addressing any further business, the Board considered the issue of whether or not to allow Ms. Patterson to vote on matters via speakerphone.

On a Motion by Mr. Bettes, seconded by Mr. Lane, with all four present Board members in favor, the Board authorized Ms. Patterson to participate and vote on matters via speakerphone during the meeting for the Heritage Harbour South Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Meeting Held July 8, 2014**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on July 8, 2014 to the Board for consideration.

On a Motion by Mr. Lane, seconded by Ms. Sandy, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held July 8, 2014 as presented for the Heritage Harbour South Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Invoices for July 2014**

Mr. Cox presented the unpaid July 2014 Operation & Maintenance invoices totaling \$14,224.42 to the Board for consideration.

On a Motion by Mr. Bettes, seconded by Mr. Lane, with all in favor, the Board of Supervisors approved the July 2014 Operation & Maintenance Expenditures in the amount of \$14,224.42 for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**HOA Updates**

Tom Bakalar, president of the Stoneybrook HOA, addressed the Board. He advised that the Stoneybrook HOA board members all had reviewed the draft maintenance agreement and that they were now awaiting a review of the document by the association's attorney and that there are a few minor wording issues to be addressed.

**SIXTH ORDER OF BUSINESS**

**Lighthouse Cove HOA Update**

Leah Burton introduced herself as legal counsel for the Lighthouse Cove HOA and indicated she has been asked to present the HOA's request for installation of speed bumps in the Lighthouse Cove community and for speed limits to be reduced to 20 miles per hour.

**SEVENTH ORDER OF BUSINESS**

**Golf Course Update**

No update was provided.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing on Final Budget Adoption**

Mr. Cox introduced the topic for discussion. He explained that some assessments would be increasing slightly the next fiscal year and letters had been mailed to all properties affected by the increase. Mr. Cox also confirmed that the public hearing for budget adoption had been properly noticed and requested a motion from the Board to open the public hearing portion of the meeting.

On a Motion by Ms. Sandy, seconded by Mr. Bettes, with all in favor, the Board of Supervisors opened the public hearing on adoption of the final budget for Fiscal Year 2014-2015 for the Heritage Harbour South Community Development District.

Talulla Cusati voiced her concerns regarding the assessment increase residents of Lighthouse Cove.

George Mosinskis expressed concern about the complexity of the methodology used to determine the assessments for the budget.

Lighthouse Cove HOA counsel Leah Burton presented an objection to the methodology used to determine the assessments for the budget.

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

On a Motion by Mr. Bettes, seconded by Mr. Lane, with all in favor, the Board of Supervisors closed the public hearing on adoption of the final budget for Fiscal Year 2014-2015 for the Heritage Harbour South Community Development District.

**NINTH ORDER OF BUSINESS**

**Presentation of Proposed Final Budget for Fiscal Year 2014-2015**

Mr. Cox presented the proposed final budget for Fiscal Year 2014-2015 to the Board for consideration. The Board discussed the budget and the methodology used to determine the assessments with regard to the budget. It was agreed that staff would work on a proposed new methodology which would simplify the process and all would better understand how the methodology works.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-06, Adopting the Final Budget for Fiscal Year 2014-2015**

No changes were suggested to amend the previously approved proposed budget. As such, Mr. Cox presented Resolution 2014-06, Adopting the Fiscal Year 2014-2015 Final Budget, to the Board for consideration.

On a Motion by Mr. Bettes, seconded by Ms. Sandy, with all in favor, the Board of Supervisors adopted Resolution 2014-06, Adopting the Final Budget for Fiscal Year 2014-2015, for the Heritage Harbour South Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-07,  
Imposing Special Assessments and  
Certifying Roll**

Mr. Cox presented Resolution 2014-07, Imposing Special Assessments and Certifying Roll, to the Board for consideration and explained the purpose of the resolution.

On a Motion by Ms. Sandy, seconded by Mr. Jaudon, with all in favor, the Board of Supervisors adopted Resolution 2014-07, Imposing Special Assessments and Certifying Roll, for the Heritage Harbour South Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of CDD/HOA Maintenance  
Agreement**

The Board did not wish to consider the agreement until such time as the HOA is able to complete its assessment of the item.

On a Motion by Mr. Lane, seconded by Mr. Bettes, with all in favor, the Board of Supervisors tabled consideration of the CDD/HOA Maintenance Agreement for the Heritage Harbour South Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-08,  
Setting the Meeting Schedule for Fiscal  
Year 2014-2015**

Mr. Cox presented Resolution 2014-08, Setting the Meeting Schedule for Fiscal Year 2014-2015, to the Board for consideration. The Board asked to delay approval of the resolution to see if the suggested meeting date of November 11<sup>th</sup> could be changed to November 18<sup>th</sup>. Consideration of the item was tabled and staff was directed to include the item on the September meeting agenda.

**FOURTEENTH ORDER OF BUSINESS**

**Discussion of Speed Bump Installation**

The Board discussed the history of previous discussions held regarding installation of speed bumps in the Lighthouse Cove community and requested that the District Engineer research speed bump options, estimated costs, and what County procedures are required for installation and that the information be brought to the Board for consideration. The Board also asked that radar speed detection signs be moved to locations within Lighthouse Cove to assess traffic conditions.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Solar Power Units for Radar Speed Signs**

Mr. Schappacher provided an update to the Board regarding efforts to convert the existing radar speed monitoring signs from battery power to solar energy power. He indicated the sign company sells packages for about \$1,000.00 per sign but he has found comparable kits online outside of the company for about \$100.00; however, he is having trouble finding an electrician willing to install the kit for a reasonable price. Mr. Schappacher advised another option is to forego the solar kit, staying with battery power, and contact the HOA to see if a deal can be made to share handyman services to help with the ongoing maintenance of battery exchanges. Discussion ensued. Mr. Schappacher will continue seeking options for the Board to consider.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Cohen provided an update to the Board on his research into the potential misuse of bond funds during development of the District. He informed the Board that neither he nor Bond Counsel found any improprieties and considered the matter to be closed.

**B. District Engineer**

**i. Traffic Monitoring Survey**

Mr. Schappacher presented the latest data collected from the radar speed signs and reviewed the information for the Board.

**ii. Pond Bank Project Summary**

Mr. Schappacher explained the pond bank work which has been completed. The Board discussed issues related to continued maintenance of the pond banks that have been cleared. Stonybrook Golf Club manager Chris Brandt discussed options for pond bank maintenance of those pond properties which involve both the District and the HOA.

**C. Aquatic Services**

Account manager Josh McGarry of Aquatic Systems presented the latest pond and wetland maintenance reports to the Board and reviewed them.

**D. District Manager**

Mr. Cox announced that the next regularly scheduled meeting would be held on September 2, 2014 at 6:00 p.m. and reviewed the newest project list update with the Board.

Mr. Cox also explained to the Board that the format for the meeting had been adjusted

to address business items earlier in the meeting and advised that since there were no objections, future meeting agendas would be assembled in that manner going forward.

Mr. Cox then presented and reviewed the unaudited monthly financial status and summary report as of June 30, 2014 for the Board.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Lane asked if there had been any feedback from the developer regarding the monument signs being torn up and destroyed. Mr. Cox indicated the developer was to look into the issue and contact him back with a solution.


Mr. Bettes asked staff to begin posting key contracts to the District web site. There were no objections to his request.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Sandy, seconded by Mr. Lane, with all in favor, the Board of Supervisors' meeting was adjourned at 7:50 p.m. for the Heritage Harbour South Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman