

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 **Tuesday, September 2, 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
W. Lee Bettes	Board Supervisor, Asst. Secretary
Joseph Jaudon	Board Supervisor, Asst. Secretary

Also present were:

Richard Lane	Board Supervisor, Asst. Secretary (<i>via speakerphone</i>)
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.

Prior to addressing any further business, Mr. Cox asked the Board to consider the matter of whether or not to allow Mr. Lane to vote on matters via speakerphone.

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

SECOND ORDER OF BUSINESS

Audience Comments

Cindy Bellacosa voiced her concerns regarding the condition of the wetland conservation area behind her property.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held Aug. 5, 2014

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on August 5, 2014 to the Board for consideration.

On a Motion by Ms. Sandy, seconded by Mr. Bettes, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held August 5, 2014 as presented for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Invoices for August 2014

Mr. Cox presented the unpaid August 2014 Operation & Maintenance invoices totaling \$19,259.15 to the Board for consideration.

On a Motion by Mr. Bettes, seconded by Ms. Sandy, with all in favor, the Board of Supervisors approved the August 2014 Operation & Maintenance Expenditures in the amount of \$19,259.15 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

Tom Bakalar, president of the Stoneybrook HOA, addressed the Board and expressed the HOA's interest in completing the maintenance agreement.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

There was no one from the Lighthouse Cove HOA present to address the Board.

SEVENTH ORDER OF BUSINESS

Golf Course Update

Chris Brandt discussed the maintenance of the newly renovated lake banks. He explained that the golf course maintenance staff had performed maintenance of the banks at no cost to the District and by doing so he was able to calculate an accurate cost to the District for his staff to continue such work. Mr. Brandt advised that at a rate \$.20 per square foot the rate for maintenance of the areas on a temporary basis would amount to \$190.00 per service event and recommended that maintenance be done every two weeks. After discussion the Board agreed with the recommendation. Mr. Jaudon advised of a conflict of interest (**Exhibit A**) and abstained from voting.

On a Motion by Mr. Bettes, seconded by Mr. Sandy, with four in favor and one (Mr. Jaudon) abstaining, the Board authorized the Stoneybrook Golf Club maintenance staff to maintain designated District-owned lake banks on a temporary basis at a cost of \$190.00 per event with events to take place every two weeks for no more than a total of 20 events for the Heritage Harbour South Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of CDD/HOA Maintenance Agreement

Mr. Cox introduced the draft CDD/Stoneybrook HOA maintenance agreement with strikeouts and amendments to the Board for consideration. Mr. Cohen discussed the changes, some of which the HOA attorney had recommended and which Mr. Cohen incorporated into the agreement. The Board discussed the changes and held a lengthy discussion regarding the timing of putting out for bid the landscape contract the HOA currently has in place. Mr. Bakalar addressed the Board and shared his perspective of how the HOA visualizes the timing of the rebidding. Ms. Patterson and Ms. Sandy both expressed that the goal was to complete the agreement. Mr. Jaudon also discussed the timing of the HOA budget versus the timing of the estimated rebidding.

After discussion the Board concluded by agreeing to approve the changes and the agreement in substantial form and requested that District Counsel finish up some of the language with the HOA attorney. The Board also authorized the Chairman to review the final changes and to execute the agreement if she approves.

On a Motion by Mr. Bettes, seconded by Mr. Lane, with all in favor, the Board of Supervisors approved in substantial form the maintenance agreement between the District and the Stoneybrook HOA and authorized the Chairman to execute the final form of the document upon her review and approval for the Heritage Harbour South Community Development District.

(The Board recessed at 7:14 p.m. and reconvened at 7:20 p.m.)

NINTH ORDER OF BUSINESS

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

Mr. Cox presented Resolution 2014-08 to the Board for consideration and reviewed the suggested meeting dates for the Board, advising that the November meeting date was still set for November 11th. Mr. Jaudon objected to holding a meeting on that date as it is Veterans' Day. Discussion ensued. The Board asked staff to find out if the clubhouse was available on November 10th or November 12th and also if the clubhouse was available at any earlier times in the afternoon part of the day. With those considerations in place the Board agreed upon the November 12th meeting date and adopted the resolution.

On a Motion by Mr. Bettes, seconded by Ms. Patterson, with all in favor, the Board of Supervisors adopted Resolution 2014-08, Setting the Meeting Schedule for Fiscal Year 2014-2015, for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

Discussion of Speed Bump Installation

Mr. Cox introduced the topic for discussion. Mr. Schappacher presented and discussed information (**Exhibit B**) related to the installation of speed bumps/tables in the District. The Board discussed previous results of radar speed monitoring within areas of the District. Mr. Schappacher then presented to the Board for consideration proposals for the acquisition of new 20 MPH speed limit signs to be placed within the Lighthouse Cove community.

On a Motion by Ms. Patterson, seconded by Ms. Sandy, with all in favor, the Board of Supervisors approved the proposal from Beautiful Mailbox for six "20 MPH" speed limit signs in the amount of \$360.00 for the Heritage Harbour South Community Development District.

The Board continued to discuss speed bumps/tables and if they should be installed; how many; and whether they should be installed within Lighthouse Cove only or throughout the District.

On a Motion by Ms. Patterson, seconded by Ms. Sandy, with three (Ms. Patterson, Ms. Sandy and Mr. Bettes) in favor and two (Mr. Jaudon and Mr. Lane) opposed, the Board of Supervisors approved four speed bumps in varying areas within the District and for the District Engineer bring to the Board the recommended locations and estimated costs for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion of Pond Bank Maintenance

Aquatic Systems account manager Josh McGarry discussed his meeting with the golf course maintenance superintendent and described the implementation of a phased plan to cut down the brush along specific areas on waterways throughout the District. He explained the plan for five phases which would include all lakes and wetlands within the District, described the size of the crews he will have on hand, and gave an estimated initial completion date of November 1, 2014.

Mr. McGarry responded to Ms. Patterson's questions regarding water lettuce in the waterways. Mr. Bettes shared his thoughts about the SWFWMD-permitted storm drains and outflows and how they are not properly cleared and expressed concern for future inspection failures. Mr. McGarry advised that his company will see to it that the areas are cleared. Mr. Bettes asked for the topic of SWFWMD report to be placed on the next meeting agenda.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen had no additional information to present.

B. District Engineer

i. Traffic Monitoring Survey

Mr. Schappacher reported that he certified to SWFWMD all seven items needed.

C. District Manager

Mr. Cox presented to the Board the unaudited monthly financial status and summary report as of July 31, 2014 and reviewed it for them.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Jaudon discussed oak trees in the right-of-ways and expressed his concern that individuals are trimming and cutting the trees in such a way as to be harmful to the trees, and requested that that information be forwarded to the HOAs.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Sandy, seconded by Ms. Patterson, with all in favor, 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

Exhibit A

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>SADDON, Joseph H</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>HHS CDD</i>
MAILING ADDRESS <i>7590 CAMDEN HARBOR DR</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>BRADENTON</i>	COUNTY <i>MANATEE</i>
DATE ON WHICH VOTE OCCURRED <i>9/2/14</i>	NAME OF POLITICAL SUBDIVISION: MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and *EMPLOYEE of GOLF COURSE*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

Exhibit B

15.5 Traffic Calming Devices:

15.5.1 Plans for each traffic calming device shall be submitted to the Division for review and approval prior to the initiation of any construction and/or installation.

15.5.2 New speed bumps when installed, must comply with the following criteria:

- (1) Approved speed bumps shall have minimum twenty-four (24) inch long base with sloping falls, cresting at four (4) inch maximum height.
- (2) Where the installation of speed bumps is determined by the authority having jurisdiction to impede or inhibit the response of emergency vehicles or the safety of emergency personnel or patients, such speed bumps shall be removed by the owner. Existing speed bumps may be modified to meet safety requirements as approved by the authority having jurisdiction.

15.6 Automatic Vehicle Access Control Gates:

15.6.1 Plans for each automatic gate system shall be submitted to the Division for review and approval prior to the initiation of any construction.

15.6.2 When in the fully open position, gates shall allow not less than fifteen (15) feet horizontal clear space including the roadway surface, as measured from inside curb to inside curb. A vertical clear space of not less than thirteen (13) feet six (6) inches shall also be required.

15.6.3 Each system shall have as a minimum for operation:

1. Remote access through the use of electronic openers. These openers shall be set to the current frequency and code for use by fire districts as well as Manatee County Department of Public Safety. This frequency and code shall be separate from and in addition to any frequency and code intended for use by occupants. The remote control unit shall cause the gate to begin opening operations when activated no less than ten (10) feet from the outer most edge of the gate.
2. In the event of power outages, a battery back-up system shall cause the gate(s) to be open on the entry side of the complex to allow for emergency access (see item 2 above). The gate(s) shall remain in the fully open position until power is restored.

15.6.4 If the gate is to be used for emergency access only, signage shall be installed on both the interior and exterior of the gate indicated the gate is to be used for emergency access only and prohibiting parking.

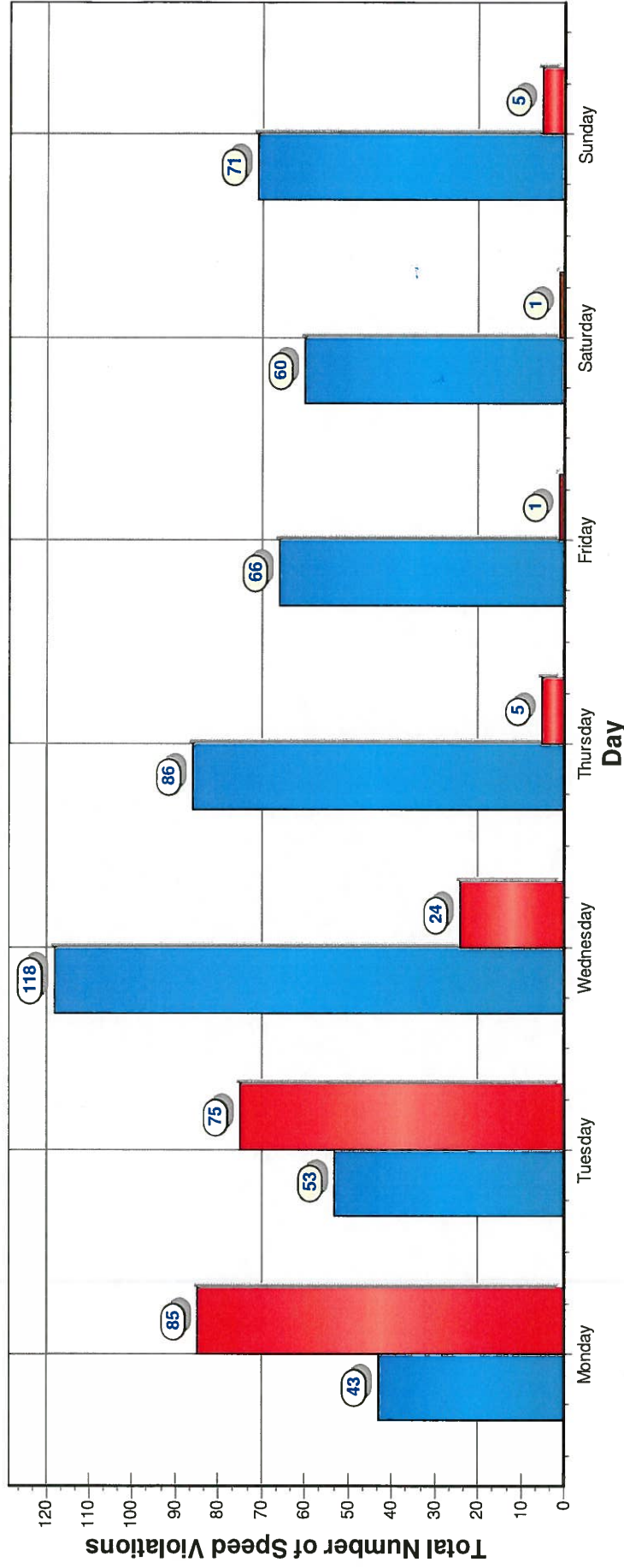
15.6.5 In the event the gate becomes non-operational, the gate(s) shall be secured in the fully open position until such time as the minimum requirements as outlined above have been restored to a fully operational condition.



Comparison Report

Total Number of Speed Violations

Lighthouse Cove #1 South (7166 Chatum Light Run , Bradenton, FL, USA, 34212)



Legend: (8/4/2014 to 8/11/2014) (8/11/2014 to 8/18/2014)

Comparison Report

Technician Name: administrator



Location: Lighthouse Cove #1 South
 Address: 7166 Chatum Light Run, Bradenton, FL, USA, 34212
 Speed Limit: 25

Report 8/4/2014 to 8/10/2014
 Report 8/11/2014 to 8/17/2014

Summary

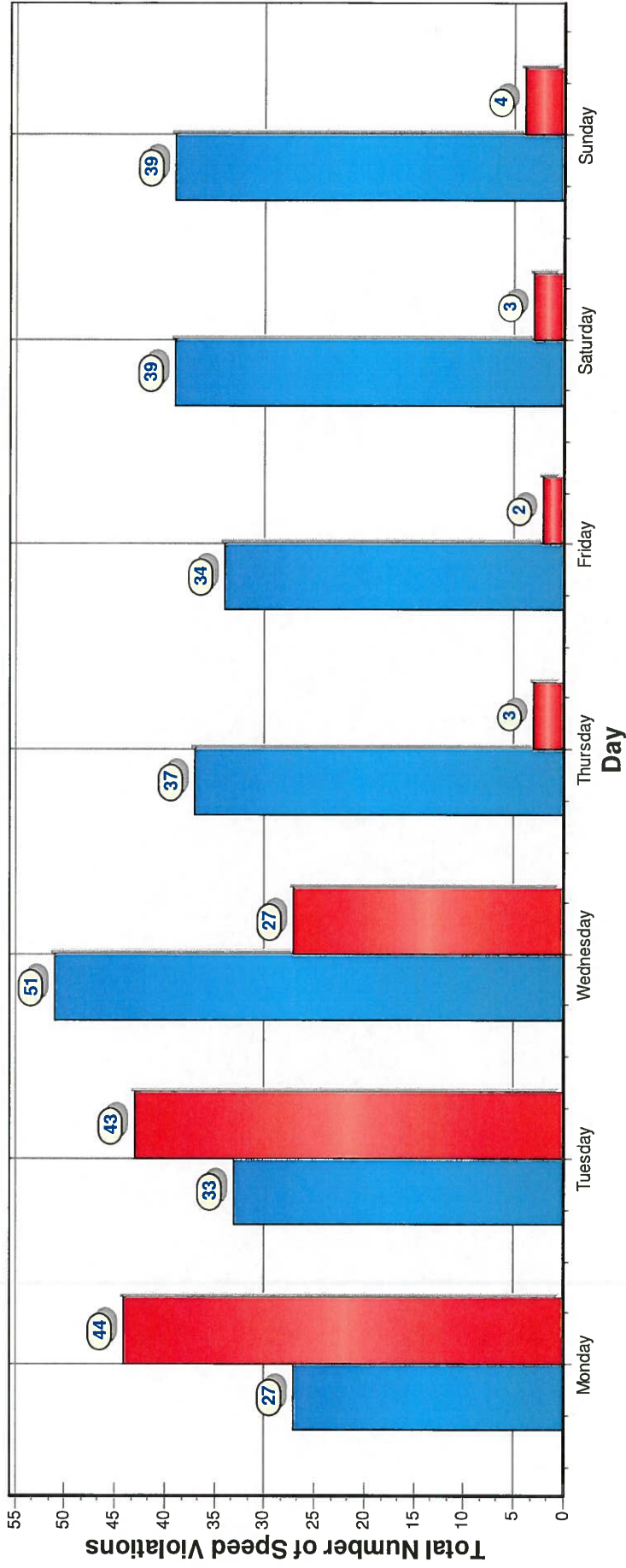
Day	Avg. Vehicle Count			Average Speed			Avg. Number of Speed Violations			% of Speed Violations		
	Period 1	Period 2	Difference	Period 1	Period 2	Difference	Period 1	Period 2	Difference	Period 1	Period 2	Difference
Monday	111	211	100	25	22	-3	43	85	42	48 %	41 %	-7 %
Tuesday	180	196	16	20	23	3	53	75	22	30 %	38 %	8 %
Wednesday	258	132	-126	25	20	-5	118	24	-94	53 %	29 %	-24 %
Thursday	243	79	-164	22	18	-4	86	5	-81	38 %	13 %	-25 %
Friday	290	11	-279	21	15	-6	66	1	-65	40 %	50 %	10 %
Saturday	191	86	-105	22	15	-7	60	1	-59	31 %	10 %	-21 %
Sunday	168	75	-93	23	18	-5	71	5	-66	49 %	15 %	-34 %
Average:	206	113	-93	23	19	-4	71	28	-43	41 %	28 %	-13 %

Speed Bins Statistics

Speed	Total Vehicle Count			% of Vehicle Count			Total Speed Violations			% of Speed Violations		
	Period 1	Period 2	Difference	Period 1	Period 2	Difference	Period 1	Period 2	Difference	Period 1	Period 2	Difference
0 - 5	51	16	-35	4 %	2 %	-2 %	0	0	0	0 %	0 %	0 %
5 - 10	156	66	-90	11 %	8 %	-2 %	0	0	0	0 %	0 %	0 %
10 - 15	68	82	14	5 %	10 %	6 %	0	0	0	0 %	0 %	0 %
15 - 20	171	161	-10	12 %	20 %	9 %	0	0	0	0 %	0 %	0 %
20 - 25	498	269	-229	35 %	34 %	-1 %	0	0	0	0 %	0 %	0 %
25 - 30	428	180	-248	30 %	23 %	-7 %	428	180	-248	86 %	92 %	6 %
30 - 35	64	16	-48	4 %	2 %	-2 %	64	16	-48	13 %	8 %	-5 %
35 - 40	4	0	-4	0 %	0 %	0 %	4	0	-4	1 %	0 %	-1 %
40 - 45	1	0	-1	0 %	0 %	0 %	1	0	-1	0 %	0 %	0 %
Total:	1,441	790	-651	100 %	100 %	0 %	497	196	-301	100 %	100 %	0 %



Comparison Report Total Number of Speed Violations Lighthouse Cove #2 North (7041 Chatum Light Run, Bradenton, FL, USA, 34212)



Legend: (8/4/2014 to 8/11/2014) (8/11/2014 to 8/18/2014)

Comparison Report

Technician Name: administrator

Location: Lighthouse Cove #2 North

Report 8/4/2014 to 8/10/2014

Address: 7041 Chatum Light Run, Bradenton, FL, USA, 34212

Report 8/11/2014 to 8/17/2014

Speed Limit: 25



Summary

Day	Avg. Vehicle Count			Average Speed			Avg. Number of Speed Violations			% of Speed Violations		
	Period 1	Period 2	Difference	Period 1	Period 2	Difference	Period 1	Period 2	Difference	Period 1	Period 2	Difference
Monday	94	106	12	21	21	0	27	44	17	44 %	51 %	7 %
Tuesday	96	112	16	23	21	-2	33	43	10	61 %	48 %	-13 %
Wednesday	123	138	15	22	20	-2	51	27	-24	47 %	39 %	-8 %
Thursday	99	90	-9	21	19	-2	37	3	-34	46 %	41 %	-5 %
Friday	127	267	140	19	18	-1	34	2	-32	42 %	54 %	12 %
Saturday	76	86	10	24	19	-5	39	3	-36	64 %	46 %	-18 %
Sunday	73	93	20	24	19	-5	39	4	-35	64 %	19 %	-45 %
Average:	98	127	29	22	20	-2	37	18	-19	53 %	43 %	-10 %

Speed Bins Statistics

Speed	Total Vehicle Count			% of Vehicle Count			Total Speed Violations			% of Speed Violations		
	Period 1	Period 2	Difference	Period 1	Period 2	Difference	Period 1	Period 2	Difference	Period 1	Period 2	Difference
0 - 5	11	58	47	2 %	7 %	5 %	0	0	0	0 %	0 %	0 %
5 - 10	126	202	76	18 %	23 %	4 %	0	0	0	0 %	0 %	0 %
10 - 15	36	49	13	5 %	5 %	0 %	0	0	0	0 %	0 %	0 %
15 - 20	62	200	138	9 %	22 %	13 %	0	0	0	0 %	0 %	0 %
20 - 25	193	257	64	28 %	29 %	1 %	0	0	0	0 %	0 %	0 %
25 - 30	193	95	-98	28 %	11 %	-17 %	193	95	-98	74 %	75 %	1 %
30 - 35	61	28	-33	9 %	3 %	-6 %	61	28	-33	23 %	22 %	-1 %
35 - 40	6	3	-3	1 %	0 %	-1 %	6	3	-3	2 %	2 %	0 %
Total:	688	892	204	100 %	100 %	0 %	260	126	-134	100 %	100 %	0 %