

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 **Wednesday, November 12, 2014 at 4:00 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

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Statement from the Chair

Ms. Sandy read a prepared speech (Exhibit "A") to the audience describing the accomplishments made by the District over the past two years. At the conclusion of her speech Ms. Sandy stepped down as Chairman of the Board.

THIRD ORDER OF BUSINESS

Audience Comments

There were no questions or comments from the audience members.

FOURTH ORDER OF BUSINESS

Discussion with MCSO Representative

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Captain Lorenzo Waiters was present as representative of Manatee County Sheriff's Office Major Dennis Dummer. Captain Waiters addressed the Board and audience regarding traffic control issues. Mr. Lane provided a summary of recent communications with the MCSO.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held Sep. 2, 2014

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on September 2, 2014 to the Board for consideration. Mr. Cox advised that "the installation of" had been struck from the wording of the motion regarding approval of speed bumps.

On a Motion by Mr. Bettes, seconded by Ms. Patterson, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held September 2, 2014 as amended for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held Oct. 7, 2014

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on October 7, 2014 to the Board for consideration.

On a Motion by Mr. Lane, seconded by Mr. Bettes, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held October 7, 2014 as presented for the Heritage Harbour South Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Invoices for October 2014

Mr. Cox presented the unpaid October 2014 Operation & Maintenance invoices from the period September 25th through October 31st totaling \$32,403.70 to the Board for consideration.

On a Motion by Ms. Patterson, seconded by Ms. Sandy, with all in favor, the Board of Supervisors approved the October 2014 Operation & Maintenance Expenditures in the amount of \$32,403.70 for the Heritage Harbour South Community Development District.

EIGHTH ORDER OF BUSINESS

HOA Updates

Tom Bakalar, president of the Stoneybrook HOA, thanked outgoing Board supervisors Mr. Bettes and Mr. Jaudon for their years of service to the District.

NINTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

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

TENTH ORDER OF BUSINESS

Golf Course Update

There was no update to be shared regarding the golf course.

ELEVENTH ORDER OF BUSINESS

Consideration of Traffic Calming Options

Mr. Cox spoke about the extensive efforts made by Mr. Schappacher with regard to traffic calming options and advised that attempts to get a meeting together to discuss traffic calming and speed bumps in Stoneybrook, etc. have been unsuccessful. He noted that general responses were such that speed bumps are not desired in Stoneybrook so a meeting to determine where to install them is not needed and asked the Board for guidance as to how to proceed.

Mr. Jaudon made a motion to table further discussion of the topic until the incoming newly elected supervisors are seated on the Board. The motion was not seconded and therefore failed. Discussion continued. Mr. Lane suggested installing additional speed limit signs and hiring an off-duty deputy to work a few shifts each week. Mr. Bettes agreed with Mr. Lane's safety concerns and made a motion to approve the use of off-duty deputy services.

On a Motion by Mr. Bettes, seconded by Mr. Lane, with all in favor, the Board of Supervisors approved the hiring of off-duty MCSO deputy services for six hours per week and authorized the District Manager to execute the contract with MCSO and expedite installation of additional speed limit signs for the Heritage Harbour South Community Development District.

Discussion ensued regarding the number, placement, and pricing of additional speed limit signs to be installed.

On a Motion by Mr. Lane, seconded by Mr. Jaudon, with all in favor, the Board of Supervisors authorized the purchase and installation of 6-8 additional speed limit signs for an amount not to exceed \$4,000.00 for the Heritage Harbour South Community Development District.

Mr. Cox then asked the Board for clear direction on the installation of speed bumps within Lighthouse Cove. Discussion ensued.

On a Motion by Mr. Lane, seconded by Mr. Bettes, with all in favor, the Board of Supervisors approved the rescinding of the Board's previous action to purchase speed bumps for the Heritage Harbour South Community Development District.

The Board also asked staff to ensure that off-duty deputies working in the District are equipped with radar speed guns, lights, etc.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen had no additional information to present.

B. District Engineer

i. Presentation of Traffic Monitoring Summary

Mr. Schappacher presented the latest radar speed sign data reports to the Board and reviewed the information for them.

ii. SWFWMD Re-Certification Approvals

Mr. Schappacher reviewed the SWFWMD re-certification approval information for the Board and advised that, in conjunction with the approvals, Mr. McGarry and his Aquatic Systems staff helped out with extra stormwater system cleanout work.

C. Aquatic Service Report

As Aquatic Systems account manager Josh McGarry was unable to attend the meeting, on his behalf Mr. Cox reviewed recent maintenance and events in the District. Ms. Patterson noted that the Board wants to stay up on aquatic items but warned against too many residents being involved. Mr. Jaudon praised Aquatic Systems staff for taking care of the water lettuce and other issues.

D. District Manager

Mr. Cox announced that the next regularly scheduled Board meeting would be held on Tuesday, December 2, 2014 at 4:00 p.m. and reminded the Board of the "CDD 101" seminar for new Board supervisors being hosted by Rizzetta & Company.

i. Action Items List

Mr. Cox presented the latest action item list to the Board and reviewed it with them.

Mr. Cox noted with regard to the Master Association agreement that developer Tony Burdett was no longer with Lennar Homes and is now working for Taylor Morrison. Mr. Jaudon asked about the soccer field lights being left on at all hours of the night and spoke about the Master Association and roads and ball fields. Mr. Cox indicated that Rizzetta staff is working on cleaning up and simplifying the current methodology so it is easier to understand.

Mr. Schappacher advised he just received two proposals, one for \$975.00 and one for \$1,200.00, for storm structure repairs. He explained in one structure there is a leak and in the other one the pipe is slightly pulled off of the structure.

Mr. Bettes made a motion to approve the repairs and Ms. Patterson seconded it. Mr. Cox stated that as an off-agenda item for consideration, he would ask for any public comments or questions. There were none. Mr. Lane cited a point of order and made a motion to amend the agenda to include consideration of the item.

On a Motion by Mr. Lane, seconded by Ms. Sandy, with four in favor and one (Mr. Jaudon) opposed, the Board of Supervisors approved the amending the agenda to include consideration of storm water system repairs for the Heritage Harbour South Community Development District.

Mr. Bettes then restated his motion to approve the repairs.

On a Motion by Mr. Bettes, seconded by Ms. Patterson, with four in favor and one (Mr. Jaudon) opposed, the Board of Supervisors accepted the proposal for storm water system repairs in the amount of \$975.00 for the Heritage Harbour South Community Development District.

ii. Financial Summary

Mr. Cox presented the latest monthly financial status and summary report to the Board and reviewed it for them.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests & Comments

Mr. Lane asked that staff expedite the procurement of quotes for power-washing of common area sidewalks and all the curbs.

Mr. Bettes shared his comments about democracy and citizens being involved.

Mr. Jaudon shared his remarks about the honor he has had of serving for six years.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bettes, seconded by Ms. Patterson, with all in favor, the Board of Supervisors' meeting was adjourned at 5:47 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman

Exhibit A

STATEMENT OF THE CHAIR November 12, 2014

This Board started in January of 2013, as the first completely resident controlled HH South CDD, and we look back with pride on many other firsts.

First, we upgraded from a sole proprietor District Manager who outsourced many CDD functions, and **we hired a full service Management firm, an attorney and engineer.**

This is the first time our regularly scheduled **meetings are located within Stoneybrook.** Thank you Chris Brandt

This is the first time **we have a local management company** with the proximity necessary to provide oversight. This has also resulted in a savings to our residents. Thank you Greg Cox, for your current harmonious functioning with Icon's Fred Perez.

This is the first time **we have a CDD web site** which provides our residents with CDD information, and is a vehicle for residents to express their concerns directly to management. Thank you Greg Cox and Rizzetta for setting this up.

This is the first time **we have a Meeting Procedures document** which includes mandates from Florida Chapter 190, and guidelines on professional ethics. This has resulted in shorter, more productive meetings. Thank you District Attorney, Andrew Cohen, for this and other essential legal advice.

This is the first time **there is complete transparency of expenses.** Invoices are open to public scrutiny in the monthly meeting packet, with Board approval required for payments. Thank you to the entire Board for insisting upon this requirement.

This is the first time **each Supervisor pursues specific areas of responsibility** and coordinates those tasks with the appropriate staff member. Thank you Greg Cox for tracking and reporting on the progress of the various projects.

This is the first time **comprehensive reports by staff are included in every monthly meeting packet** for the Board, the residents and the public. Thank you Engineer, Rick Schappacher, and Josh Mc Garry of Aquatic systems.

This is the first time **competitive bidding is required for HOA maintenance of CDD land,** as indicated in the new CDD/HOA contract for operations and maintenance.

ACCOMPLISHMENTS

1. **Piles of unsightly brush debris which had accumulated over many years were removed and hauled away.** This debris on sensitive wetlands as well as areas of the golf course attracted animals which were a nuisance to the neighborhoods. Such brush dumpings are determined by County ordinance to be a significant fire hazard.

2. **The 3.4 million dollar lawsuit by the Golf Course was settled.** The CDD Chair contributed to the pre-settlement negotiations, with John Harllee, trial attorney. The CDD gave an easement for the driving range and \$5,000 to the Golf Course. The Golf Course dropped their suit. This was a win/win situation. The relationship between the Golf Course and the CDD has been elevated to one of respect and cooperation.
3. **The lawsuit by Lighthouse Cove was settled.** The CDD Chair attended the eight hour mediation session, and other pre-settlement meetings with John Harllee, trial attorney. The CDD paid \$15,000, and demands for reversal of previously levied assessments were dropped. Lighthouse Cove has not yet taken advantage of their place on every agenda to express their concerns, and the CDD still has work to do, to reestablish an amicable relationship between the two groups.
4. **The 2002 bonds were refinanced.** This reduced the entire debt assessment by tens of thousands, and that of every homeowner in Stoneybrook by an average of more than one hundred dollars.
5. **Sidewalks throughout the community were repaired.** Every slab of miles of sidewalk was inspected, included in a comprehensive report by engineer Rick Schappacher, and scheduled for repairs, all of which were accomplished in a one month period.
6. **Signage throughout the community was replaced or repaired.**
7. **There was a public hearing on traffic concerns.** Radar speed detection signs were installed, and data was collected to determine the frequency and levels of speeding. Speed bumps are being considered. The enforcement phase of this project is underway. Thanks to Supervisor Rick Lane, who contributed to the data gathering phase of this project, and is currently working with HOA Board member, Dick Williams on the possibility of providing enforcement by the Sheriff's Department.
8. **The restoration of eroding lake banks is underway,** in the order determined by a priority list. The list was compiled, after a thorough inspection and evaluation was conducted of the more than 50 CDD lakes, thanks to Supervisor Joseph Jaudon, Greg Cox, Rick Schappacher and Tyree Brown.
9. **A contract has been executed between the CDD and HOA** regarding the landscaping and irrigation of the CDD property within the community, as well as the maintenance of the front and rear gatehouses. Thanks to both the CDD and HOA Boards, who contributed time, attended workshops, and worked toward completion of this goal. This includes attorneys, Andrew Cohen, and Kevin Wells who collaborated on the final wording of the agreement.
10. **SWFWMD has reviewed our engineer's inspection report, and found it acceptable.** Our engineer Rick Schappacher has certified to SWFWMD that all six statements of his inspection for Proper Operation and Maintenance fulfill their permit

requirements. No fines have been, or will be assessed. The next required report is due in August of 2019.

11. **For two years a CDD Supervisor coordinated the community rummage sale** on the CDD property near the ballfield. The area was cleared of ants, The event was promoted, fees were collected, vendors locations were arranged, and use of bathroom facilities, parking, and garbage pickup were all coordinated. A substantial profit was yielded for HOA charities. Thank you Supervisor Michelle Patterson.
12. **Our wetlands and lakes are being maintained every week.** Reports are generated at the end of every month with maps and photo highlights of the completed work. Josh McGarry, of Aquatic Systems has consistently exceeded the number of maintenance treatments that were previously scheduled.
13. **Lake banks with adjoining CDD and golf course land are being cleared and sodded by the CDD.** Follow up mowing is done by the golf course per a price agreement between the two groups.
14. Thanks to the careful planning of the entire Board and Rizzetta, all of this was done and **the budget has not been raised for two consecutive years.**

No evaluation of the Heritage Harbour South CDD would be complete without the recognition of the expertise, and contributions of our two senior Supervisors, Lee Bettes and Joseph Jaudon, both of whom will be leaving the Board. During an eight year period for Supervisor Bettes, and a six year period for Supervisor Jaudon, these two Supervisors have worked tirelessly for the betterment of this community. Supervisor Bettes' knowledge of the history and functioning of the storm water management system, and the irrigation system, as well as Master Gardener, Jaudon's knowledge of the landscape plantings and natural growth within our CDD will be difficult to duplicate. More than that, their ability to put current issues into a historical perspective will be sorely missed. We wish them well, as they move on, and we hope that they will be available for comment or counsel.

Congratulations to our two newly elected Supervisors, George Misincus and Tad Parker, who will start their terms at our December meeting. Our two new Supervisors will be installed at that time, followed by an election of officers.

At this time, I am stepping down as chairperson. I thank the Board for the opportunity to have served this community as your Chair during the past two years of significant change and growth.

Respectfully submitted,

Joyce Sandy