

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, February 3, 2015 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:

Michelle Patterson	Board Supervisor, Chairman
Richard Lane	Board Supervisor, Vice Chairman
George Mosinskis	Board Supervisor, Asst. Secretary
Tad Parker	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
Pete Williams	Vice President; Rizzetta Management Services
Christine Perkins	District Manager; Rizzetta & Company
Brooke DeVito	Financial Consultant; Rizzetta & Company
Bri Beirl	Financial Consultant; Rizzetta & Company

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

Eugene Zeiner expressed his thanks to the Board for their work on traffic control. He also noted that he is pleased to see the Board working toward curb cleaning and asked the Board to consider cleaning all the curbs within the community.

Lee Miller thanked the Board for bringing off-duty deputies into the community to help with traffic control and also requested that all the curbs be cleaned.

David Arras commended the Board for working on traffic speed control.

Chris Wingardh shared comments with regard to cleaning of sidewalks and curbs.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Meeting Held Jan. 6, 2015**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on January 6, 2015 to the Board for consideration.

On a Motion by Mr. Parker, seconded by Mr. Lane, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held January 6, 2015 as presented for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures**

Mr. Cox presented the December 2014 Operation & Maintenance invoices totaling \$11,249.33 to the Board for ratification.

On a Motion by Ms. Patterson, seconded by Mr. Parker, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for December 2014 in the amount of \$11,249.33 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

Stoneybrook HOA board president Tom Bakalar discussed the traffic enforcement efforts and informed the Board that the HOA is currently working on the scope of work for the forthcoming landscaping contract bid requests. He also discussed the cleaning of sidewalks and curbs and requested that the District and the HOA work together regarding the provision of vendor quotes to residents to have their roofs and driveways pressure-washed.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

Mr. Cox noted that Joe Ramsey of the Lighthouse Cove HOA was not present to provide an update. Mr. Cohen informed the Board that he sent a letter to Kevin Wells, Counsel for the Association, requesting formal identification of the individual designated to represent the Association at District meetings and advised that he has not yet received a formal reply from Mr. Wells' office but Mr. Ramsey replied that he is the representative. Ms. Patterson indicated she had spoken with Mr. Ramsey who sent her a letter he wrote to the Board expressing views on several topics and asked her to read it at the meeting, which she did.

SEVENTH ORDER OF BUSINESS

Golf Course Update

There was no update provided from the golf course staff.

EIGHTH ORDER OF BUSINESS

Presentation of Assessment Methodology

Mr. Cox introduced Pete Williams, Vice President of Rizzetta Management Services, to the Board. Mr. Williams provided a detailed review of the District's assessment methodology and explained how the methodology was created and how the budget created by the District affects the assessment levels.

Mr. Williams addressed questions from the Board. The Board requested that the topic be placed on the next meeting's agenda for further discussion. Mr. Cox noted that the proposed budget for the next fiscal year is to be presented for consideration at the Board meeting scheduled to be held May 5, 2015.

NINTH ORDER OF BUSINESS

Consideration of Pressure Washing Proposal

Mr. Cox presented the revised proposal for pressure washing the common area sidewalks within Stoneybrook and Lighthouse Cove as well as the curbing along the entrance roadways. The Board asked also that street sweeping be started. After discussion the Board decided to extend the curb cleaning to the entire areas of Stoneybrook and Lighthouse Cove minus the curbing in the Villas which had recently been cleaned.

On a Motion by Mr. Mosinskis, seconded by Mr. Lane, with all in favor, the Board of Supervisors accepted the proposal from Gorilla Kleen to pressure wash all curbing within Stoneybrook and Lighthouse Cove minus the curbing in the Villas for an amount not to exceed \$15,966.00 for the Heritage Harbour South Community Development District.

On a Motion by Mr. Mosinskis, seconded by Mr. Lane, with all in favor, the Board of Supervisors accepted the proposal from Gorilla Kleen for common area sidewalk cleaning in Stoneybrook and Lighthouse Cove (an estimated total of 3.5 miles) and authorized the Chairman to execute the agreement in an amount not to exceed \$8,000.00 for the Heritage Harbour South Community Development District.

Mr. Cox advised that the two-hour time limit set in the District's approved meeting procedures was nearing and asked the Board for a motion to extend the meeting by a half hour.

On a Motion by Ms. Patterson, seconded by Mr. Parker, with three in favor and one (Mr. Lane) opposed, the Board of Supervisors approved the extension of the meeting time by one half-hour, until 6:30 p.m., in accordance with the District's meeting procedures for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Web Site Proposal

Mr. Cox presented the proposal from Rizzetta Technology Services for renovation of the District web site along with hosting and maintenance services. After lengthy discussion the Board agreed to proceed with the proposal and to include email services for the Board members.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board of Supervisors accepted the proposal from Rizzetta Technology Services for District web site renovation, hosting and maintenance to include Board member email services for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

**Discussion of Lennar Property
Rezoning/Development**

Mr. Cox introduced the topic for discussion and presented a letter from Ms. Sandy regarding Lennar's plans for rezoning of commercial areas. Mr. Cohen provided the Board with an explanation of what Lennar has indicated their plans for the area are.

Ms. Patterson requested that staff research to see if Lennar's actions will affect the refinancing status of the Lighthouse Cove bond, if there is any cost at all to the District, and if it would have any effect on the District's storm water system.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

i. Discussion on Use of Social Media

Mr. Cohen provided the Board with a review and opinion of using social media to post District topics and the risks of doing so as it relates to potential violation of Sunshine Law and public records regulations. Discussion was held but no Board action was taken.

B. District Engineer

Mr. Schappacher discussed the topic of exercising the District's approximately eighty irrigation system valves to ensure their proper operation and presented a vendor's estimate in the amount of \$825.00 to conduct the work. The Board tabled the item until the next meeting so it could be placed on the agenda for consideration.

Mr. Schappacher also reviewed his latest roadway inspection report for the Board. The Board asked that Mr. Schappacher's report be placed on the District web site and his recommendations for repairs be placed on the next meeting's agenda for consideration.

THIRTEENTH ORDER OF BUSINESS

Adjournment

As the half-hour extension of the meeting time expired, Mr. Cox asked for a motion to extend the meeting for another half-hour. A motion to adjourn was made.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board of Supervisors' meeting was adjourned at 6:30 p.m. for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman